City of Salisbury
NORTH CAROLINA

Salisbury Planning Board Committee #3 met Tuesday, September 25, at 217 S. Main Street, at 4:30 p.m. with the following being present:

PRESENT: Carl Repsher, Ch; Bill Wagoner; Josh Canup; Randy Reamer

STAFF: Preston Mitchell and David Phillips

RE: **Land Development Ordinance (LDO) Use Matrix**
              and the **Land-Based Classification System (LBCS)**

Carl Repsher called the meeting to order.

Staff provided the first three pages of a revised use matrix that will be six pages in length. The current use matrix was adopted by City Council in December 2007 (effective January 1, 2008) as part of the Land Development Ordinance. Communities have moved away from cumulative zoning.

The LBCS is a national standard for developing and establishing uses by zoning district. Last discussed in August 2011, the committee felt the use matrix fell short in many areas because it did not have enough detail in the number of uses. The lack of detail has led to interpretation problems. The challenge for the committee is to do a comparison of the proposed first three pages to the current use matrix and the LBCS. Staff demonstrated to new members of the committee how to use the use matrix.

Areas of concern include single-family dwellings located in the Highway Business Zoning District (HB) like around the car dealerships, Julian Road, Corporate Circle. The committee discussed various scenarios on the topic.

Everything from manufacturing to multi-family—four units per building or less (single-family up to a quad), or greater than four units per building—that matches up with our existing use matrix would be permitted as new development in the General Residential (GR), by right in the Urban Residential (UR), and with standards in the HR (Historic Residential).

Live-work units, typically a vertical unit, are a specific development type. A live-work unit shall occupy no more than 50 percent of the total unit. The same occupant shall inhabit the work area and living area. It shall not exceed 3,000 square feet total size and three stories in height. A home occupation shall occupy no more than 30 percent or no more than 500 square feet, whichever is less. The home occupation shall have no outside display of stock. Discussion followed.

1260-Transitional Housing–was missed by staff and will be filled out. It was added as part of the consolidated plan.

The committee asked for education on the zoning districts. David Phillips provided information. Preston described the zones and offered examples. Preston will serve this up in pieces.

There are three forms of zoning relief: a rezoning, another text amendment, or alter the PS to some other designation. Re-zonings usually address single-site issues. If there is a city-wide issue that is repeating itself, then there is a text amendment.

Residential Mixed Use (RMX) is typically found along the edge as a buffer zone. CMX (Corridor Mixed Use) is heavy, high intensity commercial use, but still walkable along old thoroughfare like North and South Main Street and West Innes Street. Special Use Permit (SUP) is a more sensitive situation.

Preston recommended that car and light truck sales and service in the Neighborhood Mixed Use (NMX), which is more neighborhood scale and walkable, and DMX, core of the city-downtown, only be conducted in a completely enclosed building. Does the committee agree with that?

2331–Car leasing in the DMX – the cars would not be located downtown; just the leasing office would be located downtown to avoid a larger surface lot in the middle of downtown.

2450 Special Services to Buildings and Dwellings–Will not have much of a store front or walk-in customers. They will have van/fleet parking, storage, dispatching, etc. Staff will work on that.

Staff does not recommend ABC stores be special use permits across the board.

There will be another meeting scheduled in October.

Helpful links:
http://www.salisburync.gov/Departments/CommunityPlanning/Pages/default.aspx

http://www.salisburync.gov/Departments/CommunityPlanning/DevelopmentServices/Pages/default.aspx